

A C T I O N

AGENDA DESIGN REVIEW COMMITTEE Chula Vista, California

October 18, 2004
4:30 p.m.

Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista

ROLL CALL: Ariaza, Drake, Magallon

ABSENT: Alberdi and Mestler

APPROVAL OF MINUTES: September 20, 2004

PUBLIC HEARING:

- 1 DRC-04-47 Latiif Zoura (Allen Gas & Diesel service station)
3205 Main Street
Chula Vista, CA 91911
Expand and remodel an existing gas and service station that includes: 1) approximately 1,960 s.f. of additional floor area for the existing convenience store and a mezzanine; 2) eight new fuel dispensers under five canopies; and 3) landscaping.

Project Manager: Michael Walker, Associate Planner

Action: Approve (3-0-0-2) as presented with modification to Condition IC.1. that includes that applicant will not mix native and non-native vegetation, and the length of the planter area at the east side of the building should be cut back away from the door. Also a new Condition IC.5. is added that will require that the applicant provide to the Planning Division revised elevations that include the following:

- ***Provide greater depth in relief between the building face and the rock columns supporting the front entry tower.***
- ***Wrap the second story parapet around the tower at the north elevation.***
- ***Provide canopy design details consistent with the building design.***
- ***Removal of rock column elements at the south and north elevations.***
- ***Submit construction plans with a site plan showing the textured paving at the store entrance, and describe how the various paving material will be joined and constructed.***

2. DRC-03-45

Fermin Vergara
1608 Silvas Street
Chula Vista, CA 91911

Design review permit for a commercial center with 10,650 s.f. of floor area to be used for auto/truck repair service garages and an accessory auto parts shop.

Project Manager: Michael Walker, Associate Planner

Action: Continued (3-0-0-2) to November 1, 2004 so that applicant can address the committee's concerns with the following:

- ***Present a detailed landscape plan.***
- ***Submit a larger set of drawings in order to evaluate the project more thoroughly.***
- ***A sample of the acrylic material that is being proposed for the canopy area and signage should be included on the color/material board.***
- ***An alternative solution should be considered for the garage canopy areas with respect to signage and material being considered.***
- ***The design of the auto parts store should be revisited in order to make it more prominent than the auto repair shop building.***
- ***The entry doors to the auto repair shop should be recessed or redesigned in order to distinguish them for pedestrian access.***

PRELIMINARY REVIEW:

3.

Town Center at Otay Ranch
Located in Freeway Commercial portion of Otay Ranch

Project Manager: Rick Rosaler, Principal Planner

Action: None taken. The DRC thought that the conceptual plans were very well designed.

ADJOURNMENT:

At 6:40 p.m. to a regular meeting on Monday, November 1, 2004, 4:30 p.m. in Council Chambers.